

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Anchorage Community  
Development Authority  
For reading: October 14, 2008

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 10-28-08

**ANCHORAGE, ALASKA**  
**AR No. 2008-247**

**A RESOLUTION APPROVING A PRELIMINARY CONCEPTUAL PLAN FOR  
LEASE OF A SITE WITHIN THE MUNICIPAL TUDOR ROAD COMPLEX TO  
ANCHORAGE NEIGHBORHOOD HEALTH CENTER FOR A NEW CLINIC  
BUILDING.**

**WHEREAS**, the Anchorage Neighborhood Health Center is a non-profit corporation, and the only federally funded, qualified health center in Anchorage serving persons who are uninsured, underinsured or homeless; and

**WHEREAS**, changes in Anchorage demographics show a growing need among low income families, new immigrants, and seniors for services currently provided by Anchorage Neighborhood Health Center; and

**WHEREAS**, Anchorage Neighborhood Health Center's current facility and location at 1217 East 10<sup>th</sup> Avenue, appraised at \$1,750,000, is inadequate to serve its clientele; and

**WHEREAS**, Anchorage Neighborhood Health Center has approximately \$12,000,000 to use for construction of a new facility, if it can find a suitable location; with identification of an appropriate site, Anchorage Neighborhood Health Center is able to continue to raise funds for the balance of its construction costs; and

**WHEREAS**, the Municipality of Anchorage has identified a potential site for construction of a new Anchorage Neighborhood Health Center clinic, containing approximately 4.5 acres in the northwest corner of the Municipal Tudor Road Complex, Tract 1; and

**WHEREAS**, in exchange for a potential clinic construction site, Anchorage Neighborhood Health Center is willing to deed its facility on East 10<sup>th</sup> Avenue to the Municipality, free and clear of all liens and encumbrances; and

**WHEREAS**, if this preliminary conceptual plan is approved, the Municipality of Anchorage and Neighborhood Health Center plan to move forward to negotiate the terms and conditions necessary for a lease, pursuant to Anchorage Municipal Code section 25.30.040B., and bring those terms forward to the Assembly for approval by ordinance for One Dollar per year for a term of fifty years; now therefore,

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**THE ANCHORAGE ASSEMBLY RESOLVES:**

**Section 1.** Subject to submission and approval of an ordinance, and as a preliminary step towards a land exchange and/or disposal of municipal land, a conceptual plan to develop approximately 4.5 acres of the northwest corner of the Municipal Tudor Road Complex Tract 1 as a site for a new building for the Anchorage Neighborhood Health Center is approved.

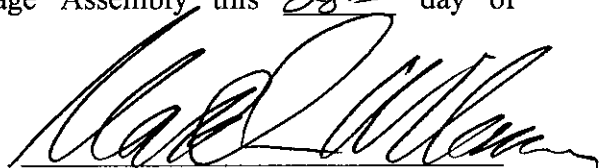
**Section 2.** Subject to submission and approval of an ordinance setting out the specific terms and conditions, a conceptual plan for a long term lease of fifty years, at less than fair market value, to Anchorage Neighborhood Health Center in exchange for a deed from Anchorage Neighborhood Health Center of its property at 1217 East 10<sup>th</sup> Avenue to the Municipality of Anchorage is approved.

**Section 3.** Subject to appropriate planning and land use regulations, a preliminary conceptual plan for Anchorage Neighborhood Health Center to build a new clinic at the Municipal Tudor Road Complex Tract 1 is approved.

**Section 4.** The Anchorage Assembly retains the authority to approve the terms and conditions of any Lease, including provisions for construction pursuant to all planning and zoning requirements and approvals, between the Municipality of Anchorage and Anchorage Community Health Center.

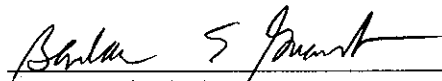
**Section 5. The Anchorage Assembly urges that the board and staff of the Anchorage Neighborhood Health Center work with lower income neighborhoods to ensure the proposed new clinic provides health care opportunities to these communities.**

PASSED AND APPROVED by the Anchorage Assembly this 28<sup>th</sup> day of October, 2008.



Chair

ATTEST:



Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

AM No. 705-2008

Meeting Date: October 14, 2008

1 **From: MAYOR**

2  
3 **Subject: A RESOLUTION APPROVING A PRELIMINARY CONCEPTUAL**  
4 **PLAN FOR LEASE OF A SITE WITHIN THE MUNICIPAL**  
5 **TUDOR ROAD COMPLEX TO ANCHORAGE NEIGHBORHOOD**  
6 **HEALTH CENTER FOR A NEW CLINIC BUILDING.**

7  
8 Anchorage Neighborhood Health Center has been in operation in Anchorage since 1971.  
9 It is the only safety net provider in Anchorage serving persons who are uninsured,  
10 underinsured, or homeless. It provides medical, dental, mental health, and substance  
11 abuse care as well as case management and pharmacy services. ANHC currently receives  
12 Community Health Care and Healthcare for the Homeless funding from the Bureau of  
13 Primary Health Care as well as Ryan White Title III (b) funding for HIV/AIDS.

14  
15 Anchorage Neighborhood Health Center (ANHC) is currently located in a 15,648 square  
16 foot building in the midst of a Fairview residential neighborhood. The building is not  
17 able to serve current needs, there is no room for expansion, and 25 to 40 people a day are  
18 turned away from the facility. ANHC has gathered approximately \$12M for construction  
19 of a new facility, but they need a site for the building. The Fairview facility is appraised  
20 at \$1,750,000 and ANHC is interested in exchanging this facility for land to build their  
21 new clinic. In order to raise the remaining funds needed for construction of a new  
22 facility, they need to identify a site.

23  
24 The Municipal Tudor Road Complex, Tract 1 is a 38.88 acre site containing several  
25 municipal buildings, as well as the Anchorage School District's bus facility.  
26 Approximately 9 acres of the northwest corner are available for new development,  
27 previously occupied by the old Municipality Permits and Public Works building (since  
28 demolished). The Municipality is interested in starting negotiations for a long term, less  
29 than fair market value, lease of approximately 4.5 acres in this new development area to  
30 Anchorage Neighborhood Health Center for their new facility; if a lease is negotiated and  
31 approved by the Assembly, along with appropriate planning and permitting, construction  
32 of a new ANHC facility will be Phase I. The remaining 4.5 acres is a possible site for a  
33 new Municipal Department of Health and Human Services building, potentially Phase II.

34  
35 Pursuant to Anchorage Municipal Code section 25.30.040B., "the Municipality may  
36 dispose of municipal land to the United States, the state or any political subdivision  
37 thereof, or a nonprofit corporation or association for less than the fair market value of the  
38 interest disposed of, upon a finding by the assembly that the disposal will allow the use of  
39 the land for a public purpose beneficial to the municipality."

1  
2 In exchange for receiving the ANHC Fairview property, the Municipality plans to pursue  
3 a \$1.00 per year lease pursuant to this code provision, even though the value of the  
4 ANHC property is likely less than the value of a fifty year lease of 4.5 acres.

5  
6 This resolution approves a preliminary conceptual plan to develop a portion of the  
7 Municipal Tudor Road Complex in phases: Phase I will include a site for a new facility  
8 for Anchorage Neighborhood Health Center, and Anchorage Neighborhood Health  
9 Center is ready to begin the planning and public permitting process. Phase II will be  
10 available for construction of another new facility, potentially for the Municipal  
11 Department of Health and Human Services, as part of the public facility site review  
12 process for DHHS.

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14  
15 **THE ADMINISTRATION RECOMMENDS APPROVAL OF A RESOLUTION**  
16 **APPROVING A PRELIMINARY CONCEPTUAL PLAN FOR LEASE OF A SITE**  
17 **WITHIN THE MUNICIPAL TUDOR ROAD COMPLEX TO ANCHORAGE**  
18 **NEIGHBORHOOD HEALTH CENTER FOR A NEW CLINIC BUILDING.**

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21 Prepared by: Anchorage Community Development Authority  
22 Approved by: Ron Pollock, Executive Director  
23 Anchorage Community Development Authority  
24 Concur: Mary Jane Michael, Executive Director  
25 Economic & Community Development  
26 Concur: William H. Mehner, Executive Director  
27 Heritage Land Bank & Real Estate Services  
28 Concur: James N. Reeves, Municipal Attorney  
29 Concur: Michael K. Abbott, Municipal Manager  
30 Respectfully submitted, Mark Begich, Mayor

**Content ID:** 006955**Type:** AR\_AllOther - All Other Resolutions

A Resolution approving the conceptual Plan to Lease a site within the

**Title:** Municipal Tudor Road Complex to Anchorage Community Health Center for the location of their new clinic building.**Author:** maglaquijp**Initiating Dept:** HLB**Review Depts:** ECD**Description:** A Resolution approving the Conceptual Plan to Lease a site within the Municipal Tudor Road Complex to Anchorage Community Health Center for the location of their new Clinic building.**Keywords:** Conceptual Plan, Municipal Tudor Road Complex, Anchorage Community health Center.**Date Prepared:** 10/6/08 10:44 AM**Director Name:** William M. Mehner**Assembly Meeting Date:** 10/14/08

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
Clerk_Admin_SubWorkflow	10/10/08 10:42 AM	Exit	Joy Maglaqui	Public	006955
MuniMgrCoord_SubWorkflow	10/10/08 10:42 AM	Approve	Joy Maglaqui	Public	006955
MuniMgrCoord_SubWorkflow	10/10/08 8:46 AM	Checkin	Joy Maglaqui	Public	006955
MuniManager_SubWorkflow	10/9/08 10:05 AM	Approve	Michael Abbott	Public	006955
ECD_SubWorkflow	10/7/08 2:02 PM	Approve	Tawny Klebesadel	Public	006955
HLB_SubWorkflow	10/7/08 1:56 PM	Approve	Tammy Oswald	Public	006955
AllOtherARWorkflow	10/7/08 1:50 PM	Checkin	Denise Moore	Public	006955
HLB_SubWorkflow	10/7/08 7:58 AM	Reject	Tammy Oswald	Public	006955
AllOtherARWorkflow	10/6/08 10:51 AM	Checkin	Denise Moore	Public	006955